



## 475 BEDFORD STREET PSDUP

PLANNING BOARD PRESENTATION #2 | 02.16.2022



ARCHITECTURE | PLANNING  
INTERIOR DESIGN | VDC  
BRANDED ENVIRONMENTS







# LIMITED MIXED USE SCHEME



## PROPOSED SITE METRICS

SITE	392,070 SF
LAB GSF	(5 LEVELS) 186,000 SF
RESI GSF	(20 UNITS) 35,200 SF
BUILDING HEIGHT	LAB 78'-0" * (4 STORY) RESI - 44'
GARAGE HEIGHT	(4.5 STORIES) 44'-0
SURFACE PARKING	174 SPACES
STRUCTURED PARKING	343 SPACES
TOTAL PARKING	517 TOTAL SPACES
PARKING RATIO	2.62 LAB / 1000 GSF 1.5 RESI / UNIT

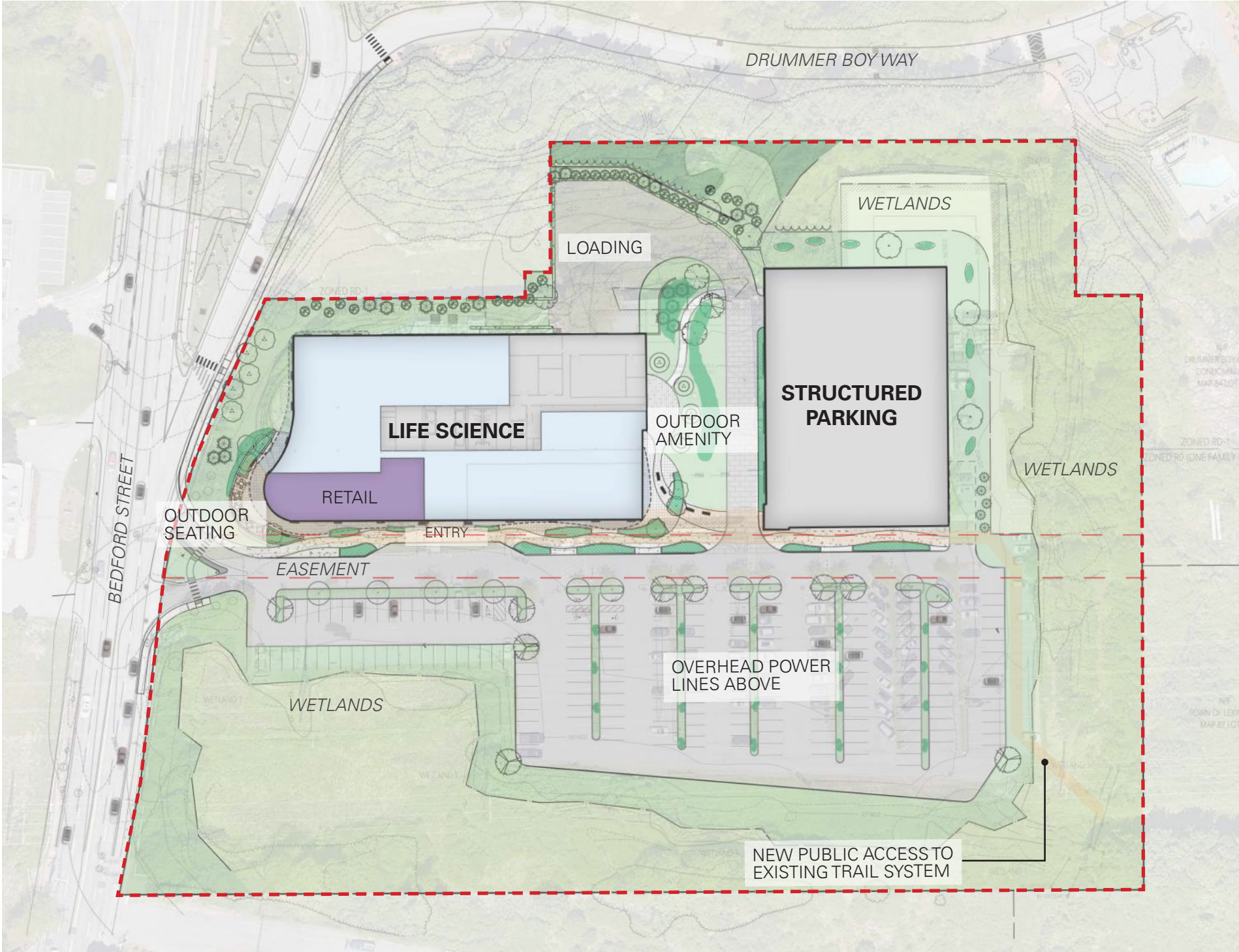
\*BUILDING HEIGHT DOES NOT INCLUDE PROPOSED MECHANICAL PENTHOUSE. PROPOSED MECHANICAL PENTHOUSE IS 18 FT.

- LIMITED USABLE OUTDOOR SPACE FOR RESIDENTIAL OR LIFE SCIENCE TENANTS
- LIMITED PEDESTRIAN CONNECTIVITY TO SURROUNDING COMMUNITY .
- POWER LINES WITHIN A HUNDRED FEET OF RESIDENTIAL UNITS.
- NOT ENOUGH SPACE TO DELIVER A CLASS A DEVELOPMENT FOR BOTH USES.





# PROPOSED SITE PLAN



## PROPOSED SITE METRICS

SITE	392,070 SF
BUILDING GSF	(5 LEVELS) 225,000 SF
BUILDING HEIGHT	78'-0"*
GARAGE HEIGHT	(4.5 STORIES) 44'-0
SURFACE PARKING	174 SPACES
STRUCTURED PARKING	343 SPACES
TOTAL PARKING	517 TOTAL SPACES
PARKING RATIO	2.49 SPACES /1000 GSF**

\*BUILDING HEIGHT DOES NOT INCLUDE PROPOSED MECHANICAL PENTHOUSE. PROPOSED MECHANICAL PENTHOUSE IS 18 FT.  
\*\*CALCULATION BASED ON OCCUPIABLE SF OF 207,500 SF.

